

CER TIFICATE OF OWNERSHIP AND DEDICATION E OF TEXAS

WE, 3RYAN BUSINESS COUNCIL, INC., OWNERS AND DEVELOPERS OF THE LAND SHO VN ON THIS PLAT, AND DESIGNATED HEREIN AS THE OWNER TO THE CITY OF BRY, N, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE JSE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFR \STRUCTURE, EASEMENTS, AND PUBLIC PLACES THERON SHOWN FOR THE PURFOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATION SHALL BE IN FEE SIMPLE UNLESS BEING EXPRESSLY PROVIDED OTHERWISE.

DENI IS GOEHRING, EXECUTIVE DIRECTOR

NOT ARY PUBLIC CERTIFICATION STATE OF TEXAS

COU ITY OF BRAZOS

BEF(RE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENHIS GOEHRING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO T 1E FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVE I UNDER MY HAND AND SEAL ON THIS XXXXX DAY OF XXXXX, 20XX.

NOT, RY PUBLIC, BRAZOS COUNTY, TEXAS

I, W. PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, LINDSEY GUINDI, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY PLANNER CITY OF BRYAN, TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, MICHAEL BECKENDORF, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE __ DAY OF _____, 2013.

CHAIR, PLANNING AND ZONING COMMISSION CITY OF BRYAN, TEXAS

COUNTY CLERK **BRAZOS COUNTY, TEXAS**

CERTIFICATE OF SURVEYOR

REPLAT

LOT 2-A BLOCK 3 17.407 ACRES

BLOCK 3 15.69 ACRES

BLOCK 3

20.60 ACRES

S 05'47'53" E 31.00'

BLOCK 3 4.31 ACRES

BM CHISELED SQUARE IN NE CORNER OF INLET.

BRYAN BUSINESS COUNCIL INC.

LOT 4, BLOCK 3 CALLED 12.166 ACRES VOLUME 8784, PAGE 31

I, KAREN MCQUEEN, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED

FOR RECORD IN MY OFFICE THE __ DAY OF _____, 2013, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE ____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS

El=288.81'

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

— 100 YR. FLOODPLAIN

FLOODWAY

60D NAIL FOUN

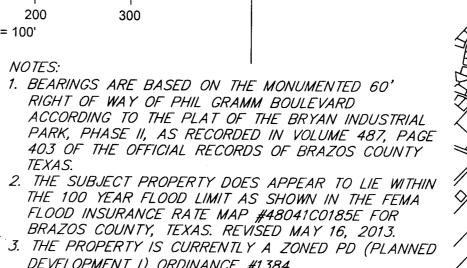
BLOCK 5

5.76 ACRES

STATE OF TEXAS COUNTY OF BRAZOS

I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

GREGORY HOPCUS R.P.L.S. NO. 6047 AUGUST 14, 2013



DEVELOPMENT I) ORDINANCE #1384. 4. ELEVATIONS ARE DERIVED FROM U.S. ARMY CORPS OF ENGINEERS FLOOD STUDY ON THOMPSONS CREEK. CHISELED SQUARE ON EAST HEADWALL ON FM 2818 AND THOMPSON CREEK INTERSECTION. 5. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON

SCALE: 1"= 100"

BRYAN BUSINESS COUNCIL INC.

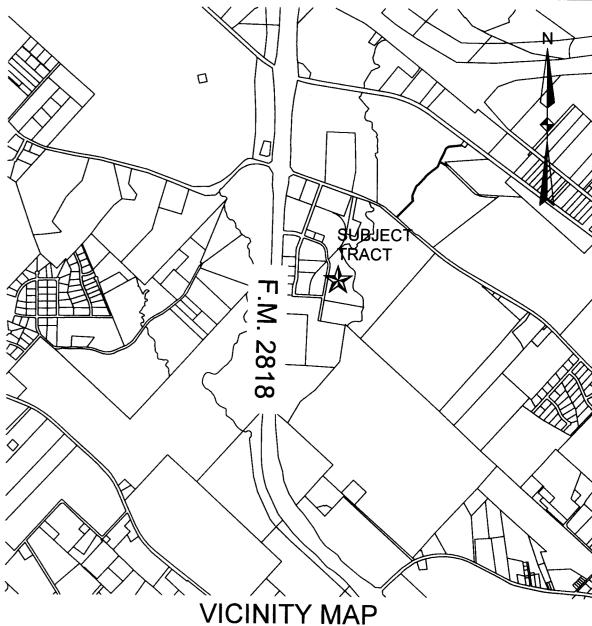
LOT-1 (PART OF)

CALLED 86.717 ACRES

VOLUME 652, PAGE 339

RODS SET OR OTHERWISE NOTED. 6. EASEMENTS AND BUILDING LINES SHOWN AS PER PLAT RECORDED IN VOLUME 487, PAGE 403. 7. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF

BRYAN ORDINANCE #1834.



PROPERTY DESCRIPTION OF 4.31 ACRES BRAZOS COUNTY, TEXAS

FIELD NOTES FOR THAT CERTAIN TRACT OF LAND BEING 4.31 ACRES SITUATED IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 3 OF THE BRYAN INDUSTRIAL PARK, PHASE II PLAT AS RECORDED IN VOLUME 847, PAGE 403 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS (ORBCT). SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

NOT TO SCALE

BEGINNING AT A ½ INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF PHIL GRAMM BOULEVARD (60' RIGHT-OF-WAY) SAME BEING THE NORTHWEST CORNER OF AN AMENDED PLAT OF LOT 4, BLOCK 3, RECORDED IN VOLUME 8784, PAGE 31 (ORBCT) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. FROM WHICH A $\,\%$ INCH IRON ROD FOUND BEARS SOUTH 12°27'56" WEST, 550.00 FEET;

THENCE NORTH 12°27'56" EAST, 400.89 FEET WITH SAID RIGHT-OF-WAY OF PHIL GRAMM BOULEVARD TO A ½ INCH IRON ROD CAPPED "RPLS 6047" SET FOR THIS NORTHWEST CORNER. FROM WHICH A ½ INCH IRON ROD FOUND BEARS NORTH 12°27'56" EAST, 469.58

THENCE LEAVING SAID RIGHT-OF-WAY AND CROSSING LOT 3, BLOCK 3 FOR THE **FOLLOWING CALLS:**

SOUTH 77°32'04" EAST, 443.89 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR THIS NORTHEAST CORNER

SOUTH 20°37'10" WEST, 85.77 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR

SOUTH 00°00'00" WEST, 95.67 FEET TO A ½ INCH IRON ROD CAPPED "RPLS 6047" SET FOR

SOUTH 05°05'03" EAST, 100.52 FEET TO A $\frac{1}{2}$ INCH IRON ROD CAPPED "RPLS 6047" SET FOR

SOUTH 12°01'19" EAST, 106.91 FEET TO A ½ INCH IRON ROD CAPPED "RPLS 6047" SET FOR

SOUTH 05°47'53" EAST, 31.00 FEET TO A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR THIS SOUTHEAST CORNER IN THE NORTH LINE OF SAID LOT 4, BLOCK 3, AND

NORTH 77°32'04" WEST, 536.06 FEET WITH THE NORTH LINE OF LOT 4, BLOCK 3, TO THE POINT OF BEGINNING AND CONTAINING 4.31 ACRE OF LAND, MORE OR LESS.

in iopment

doos AUG 14 2013

REPLAT RECEIVED

BRYAN INDUSTRIAL PARK PHASE II LOT 3, BLOCK 3

20.6 ACRE TRACT VOLUME 847, PAGE 403 MOSES BAINE SURVEY, A-3 BRYAN, BRAZOS COUNTY, TEXAS AUGUST 2013

Engineering

2501 Ashford Drive, Suite 102 College Station, Texas 77840 P.O. Box 10763, 77842-0763 979.680.8840 (Phone) 979.680.8841 (Fax) www.gessnerengineering.com TBPE F-7451 TBPLS F-10193910

JOB NO. 13-0389 DRAWN BY JBT CHECKED BY GH

SHEET: 1 OF 1